

042.A

0001

0002.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
475,200 / 475,200  
475,200 / 475,200  
475,200 / 475,200

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
131		WARREN ST, ARLINGTON

## OWNERSHIP

Unit #:	2
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Owner 1: LARSEN STEPHANIE ALPERT

Owner 2:

Owner 3:

Street 1: 131 WARREN ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: LARSON DAVID &amp; -

Owner 2: LARSON STEPHANIE ALPERT -

Street 1: 131 WARREN ST UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1911, having primarily Aluminum Exterior and 1087 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

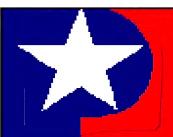
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7506																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	472,800	2,400		475,200		240633
							GIS Ref
							GIS Ref
							Insp Date
							07/12/18



Patriot

Properties Inc.

## USER DEFINED

Prior Id # 1:	28829
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	472,800	2400	.		475,200		Year end	12/23/2021
2021	102	FV	459,300	2400	.		461,700		Year End Roll	12/10/2020
2020	102	FV	452,600	2400	.		455,000	455,000	Year End Roll	12/18/2019
2019	102	FV	470,200	2400	.		472,600	472,600	Year End Roll	1/3/2019
2018	102	FV	416,200	2400	.		418,600	418,600	Year End Roll	12/20/2017
2017	102	FV	379,700	2400	.		382,100	382,100	Year End Roll	1/3/2017
2016	102	FV	379,700	2400	.		382,100	382,100	Year End	1/4/2016
2015	102	FV	364,600	2400	.		367,000	367,000	Year End Roll	12/11/2014

## SALES INFORMATION

TAX DISTRICT						PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LARSON DAVID &	77144-55	1	3/4/2021	Convenience	99	No	No		
CZESNIUK STANLE	66322-527		11/2/2015		425,000	No	No		
MC GEEHAN ANDRE	61891-466		5/29/2013		389,900	No	No		
CASTRONOVO JAME	45966-433		8/29/2005		408,000	No	No		
GARRITY DONALD	37230-512		12/2/2002		340,000	No	No		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/3/1903	817	Redo Kit	58,500	C		G4	GR FY04	CONDO CONV RENOVAT

## ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	Measured	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 99 - Condo Conv		Full Bath: 1	Rating: Very Good	A Bath:	Rating:	RATINGS UPGRADED FOR PERMIT RENOVATIONS.											
Sty Ht: 3 - 3 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:												
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:												
Foundation: 2 - Conc. Block		OthrFix:	Rating:														
Frame: 1 - Wood																	
Prime Wall: 3 - Aluminum																	
Sec Wall:	%																
Roof Struct: 4 - Flat																	
Roof Cover: 4 - Tar & Gravel																	
Color: TAUPE																	
View / Desir:																	
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>									
Grade: C+ - Average (+)		Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1													
Year Blt: 1911	Eff Yr Blt:	A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Alt LUC:	Alt %:	Frl:	Rating:	Other													
Jurisdct: G4	Fact: .	WSFlue:	Rating:	Upper													
Const Mod:																	
Lump Sum Adj:																	
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD		Location:		Floor: 2 - 2nd Floor		% Own: 33.299999237		Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 2 - Plaster		Total Units:		Name:				Interior:	1	5	2						
Sec Int Wall: 1 - Drywall	%							Additions:									
Partition: T - Typical								Kitchen:									
Prim Floors: 3 - Hardwood								Baths:									
Sec Floors: 2 - Softwood	%							Plumbing:									
Bsmnt Flr: 12 - Concrete								Electric:									
Subfloor:								Heating:									
Bsmnt Gar:								General:									
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 1 - Forced H/Air																	
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 042.A-0001-0002.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	10X10	A	AV	1911	40.00	T	40	102			2,400		2,400
More: N				Total Yard Items:				2,400	Total Special Features:				Total:				2,400
Undisplayed Areas: GLA: 1087																	
8																	
<b>SUB AREA</b>																	
<b>SUB AREA DETAIL</b>																	
AssessPro Patriot Properties, Inc																	
																	